

LYNCHBURG CITY COUNCIL
Agenda Item Summary

MEETING DATE: **February 28, 2006, Work Session**

AGENDA ITEM NO.: 5

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Virginia Housing Development Authority – 2006 Low Income-Housing Tax Credit**

RECOMMENDATIONS: Letter of support for Village Oaks, Rehabilitation Project proposed at 2166, 2181 Carrington Road. Letter of opposition for Timberlake Road Apartments and Timberlake Square.

SUMMARY: The City Manager has been requested to comment on four (4) projects that have requested a reservation of 2006 Low Income Housing Tax Credit funds from the Virginia Housing Development Authority (VHDA). Submitted projects compete based on a point system. Projects that receive a letter of support from the City will receive fifty (50) points. Projects that receive a letter of opposition from the City based on current zoning or other applicable land use regulations will receive no points. Projects that receive no comment from the City will receive twenty-five (25) points. The four (4) submitted projects are:

- Timberlake Road Apartments, 7051 Timberlake Road. New Construction of ninety-six (96) apartment units, one hundred percent (100%) low income, use permitted by right.
- Timberlake Square, 7304 Timberlake Road. New Construction of sixty (60) duplexes with one hundred twenty (120) units, one hundred percent (100%) low income, use permitted by right. This project would be part of a larger development shown on the submitted site plan.
- Village Oaks Apartments, 2166, 2181 Carrington Road – Rehabilitation of one hundred (100) townhouse units, one hundred percent (100%) low income, use permitted by right.
- Fort Hill Lofts, 1900 12th Street, Rehabilitation of former industrial building into one hundred ten (110) loft apartments, eighty percent (80%) low income, twenty percent (20%) market rate, would require a down zoning. (This project has been withdrawn by the developer due to existing zoning of the property. The project will be resubmitted at a later date.)

The City Council conducted a work session on housing needs within the City on January 24, 2006. At this work session, City policy concerning low income housing tax credits was discussed. While no “official” City policy was put in place, discussion was held that City Council may consider supporting only those low income housing tax credit projects that rehabilitated existing buildings and were located within target areas. Of the three (3) projects submitted for support, only one (1) meets the discussed criteria. City staff is recommending a letter of support for the Village Oaks Apartments rehabilitation project. This project will rehabilitate one hundred (100) existing townhouse units and is located within the boundaries of the Midtown Area Plan. Rehabilitating and maintaining housing stock within this area will be important in revitalizing this neighborhood.

PRIOR ACTION(S): January 24, 2006: City Council work session on housing.

FISCAL IMPACT: N/A

CONTACT(S): Kimball Payne / 455-3990, Tom Martin / 455-3909

ATTACHMENT(S):

- VHDA Letters
- Location Maps / Site Plans / Company Profiles

REVIEWED BY: lkp